

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: MARCH 2, 2005

ITEM NO.

|                              |  |                           |  |
|------------------------------|--|---------------------------|--|
| CASE NUMBER/<br>PROJECT NAME | <b>5-DR-1977#4<br/>Professional Baseball Training Facility</b>                               |                           |  |
| LOCATION                     | 4415 N Hayden Rd   |                           |  |
| REQUEST                      | Request site plan & elevations approval for a new indoor training facility.                  |                           |  |
| OWNER                        | City of Scottsdale<br>480-312-7064   | ENGINEER                  | N/A  |
| ARCHITECT/<br>DESIGNER       | Hok Sport & Venue &<br>Event   | APPLICANT/<br>COORDINATOR | Kroy S. Ekblaw<br>City of Scottsdale<br>480-312-7064 |
| BACKGROUND                   | <b>Zoning.</b><br>The site is zoned Open Space (O-S) that permits a park and municipal uses. |                           |  |

## **Context.**

The existing Indian School Park, including the Club SAR, is located on the southeast corner of Camelback Rd. and Hayden Rd. The park is within the Indian Bend Wash corridor. The park is surrounded with a variety of streets and land uses. To the north is Camelback Rd, further beyond is the Monterey Golf Course also zoned open space. Apartments and townhomes zoned multi-family residential, border the east property line of the park. To the south are commercial zoned properties consisting of convenience stores and restaurants. Hayden Rd. and the remaining portions of the Indian Bend Wash are found on the west side of the park.

## **History.**

In 1977 the Development Review Board reviewed and approved the Indian School Park site plan. The San Francisco Giants have conducted Spring Training activities at the park since 1982. The City has approved a variety of cases modifying and adding more facilities to the park for the general public and the Giants since 1977. On March 15, 2005, the City Council approved the funding and construction of additional renovations and improvements to the park. On March 24, 2005, the Development Review Board approved modification to the Indian School Park site plan and an expansion to Club SAR

APPLICANT'S  
PROPOSAL

## **Applicant's Request.**

Request site plan & elevations approval for a new indoor training facility just north of the existing Club SAR.

**Development Information:**

- Existing Use: park and associated facilities
- Parcel Size: 21.8 acres
- New Square Footage: approx. 19,000 sq. ft. (new training facility)

**DISCUSSION**

This proposal is part of the second phase of improvements for professional baseball training facilities, located at the northeast corner of the park. Phase I and II were approved by the DRB in March of 2005 and phase I improvements are essentially completed. This presentation includes a new professional training/conditioning facility which will house locker rooms, weight training, physical therapy, offices, equipment rooms, dining, laundry, and storage areas. The new facility will maintain the existing number of parking stalls currently available. Unlike the proposal approved in March of 2005, this additional building will not affect the operation of the current Club SAR facility. The new structure will use similar design features and maintain the architectural character, materials, and colors used onsite by the existing buildings.

The building will be split-faced block (dark beige) interspersed with horizontal bands of smooth block (light beige). A section of the roof over the weight training area will be sloped and with standing seam metal in a dark burgundy/rust finish. This color is utilized in the door and window accents and is found on Club SAR and at Scottsdale Stadium where the team will play Spring Training games. The building will not have regular public access but will share a courtyard entrance area with the existing Club SAR facility. The entryway will include a metal trellis canopy (Dark Green) which matches a pedestrian arcade on the southwest side of the building supported by steel columns. This entry is consistent with yet secondary to the major public entryway into Club SAR which also utilizes a large steel trellis archway system to create a visual focus for the building and to direct customers to the entrance. The new building will contain glass block, glass window panes, doors, railing and roof coping bands similar to Club SAR.

Unchanged from the 2005 approval and not part of this application, the 2 northernmost existing ball fields will be completely reconstructed to improve drainage and playability after rainfall. The reconstruction will include the practice infield, fencing, gates, dugouts, and paved player access between the training facility and field facilities. Lights will also be added to fields #2, that is consistent with the Indian School Park site plan approved in 1977. Field #2 will have the same field dimensions and a right field fence (approximately 20 to 25 ft. tall) that matches the Giants SBC Park in San Francisco. Reconfiguration of practice pitching mounds, batting cages, and restrooms (dependent on the floodplain considerations) will occur between fields #1 and #2. The existing batting tunnel, adjacent to the parking lot will be enclosed and air-conditioned. A new perimeter fence will be constructed around the entire facility enclosing the fields, the half field, batting tunnels, clubhouse training facilities, and approximately 40 of the existing parking spaces. The fencing will be a variety of wrought iron to match the Stadium fencing, vinyl coated chain link fence, and chain link fence.

New plant materials will be introduced as needed to maintain the character and

general mix of plants currently used at the park. Staff will return to the DRB with additional pedestrian and landscaping details as those design elements are finalized.

RELATED CASES                      13-Z-77, , 47-DR-78, 67-ZN-80, 184-DR-84, 35-UP-88, 117-DR-88, 38-DR-94, 5-DR-77#2, and 5-DR-77#3

STAFF  
RECOMMENDATION                      Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)                      Dan Symer  
Senior Planner  
Phone: 480-312-4218  
E-mail: dsymer@scottsdaleaz.gov

APPROVED BY

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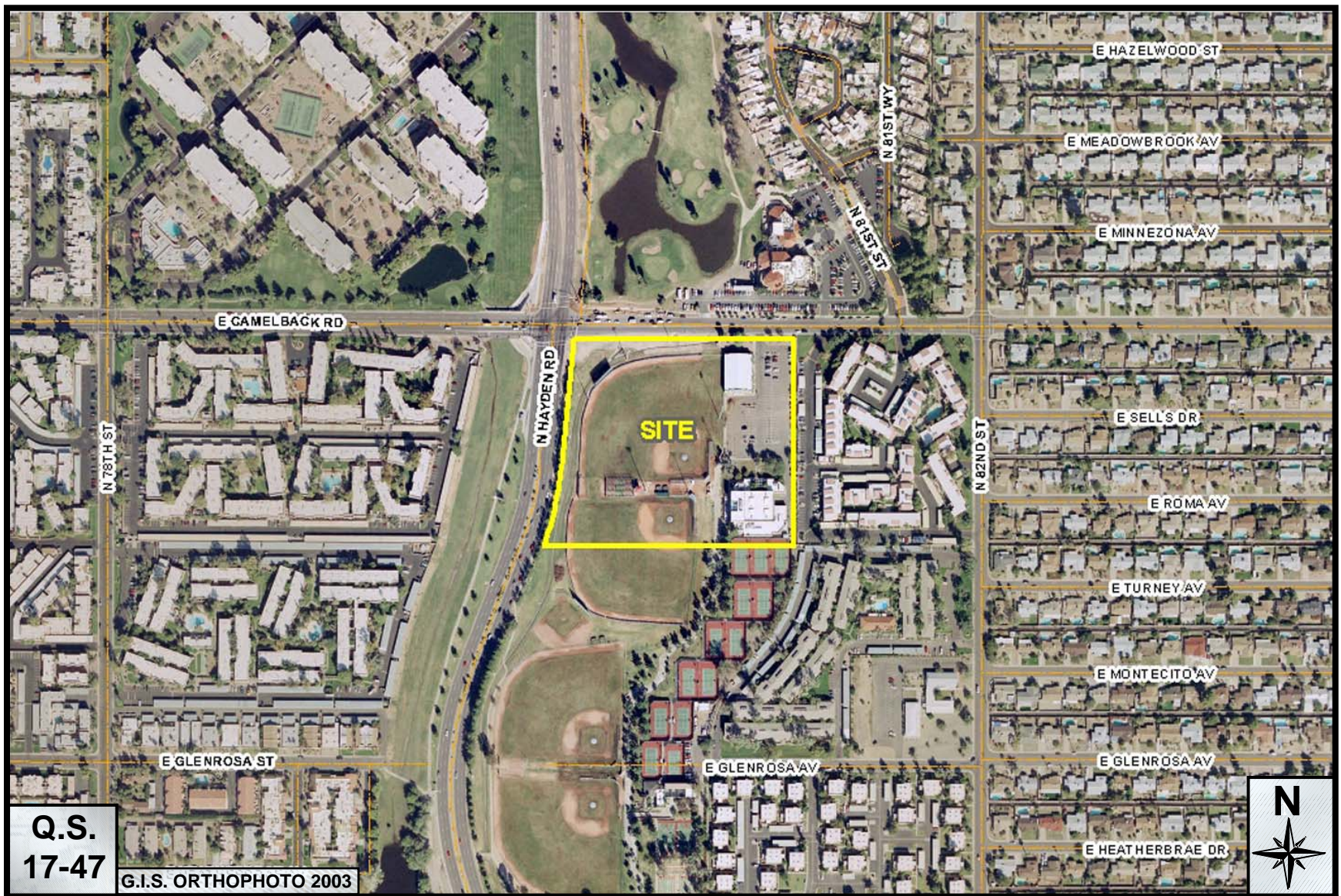
Dan Symer  
Report Author

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Lusia Galav  
Current Planning Director

ATTACHMENTS                      1.        Context Aerial  
1A.      Aerial Close-Up  
2.        Zoning Map  
3.        Indian School Park Site Plan  
4.        Training Building Enlarged Site Plan  
5.        Training Building East and West Elevation  
6.        Training Building East and West Cross-Sections  
7.        Training Building North and South Elevation  
8.        Training Building North and South Cross-Sections  
9.        Context East and West Elevations with Existing Buildings  
10.      Training Building Floor Plan  
11.      Entryway Perspective Sketch  
12.      Comparative Massing Analysis  
13.      Material and Color Board  
14.      8 – Exiting Site and Building Context Photos  
A.        Fire Ordinance Requirements  
B.        Stipulations/Zoning Ordinance Requirements



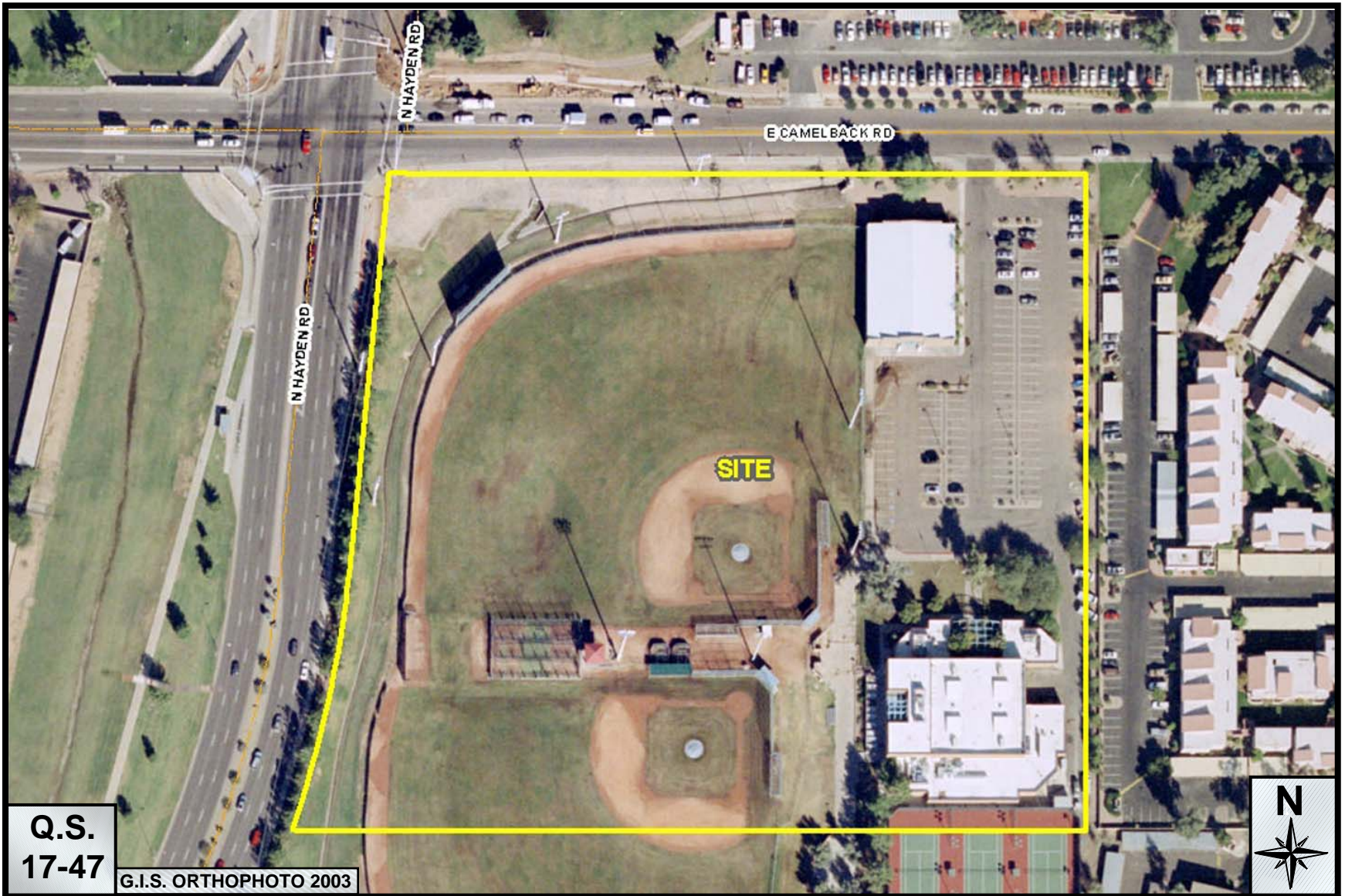


# Indian School Park Renovations and Club SAR Expansion

**5-DR-1977 #4**

ATTACHMENT #1





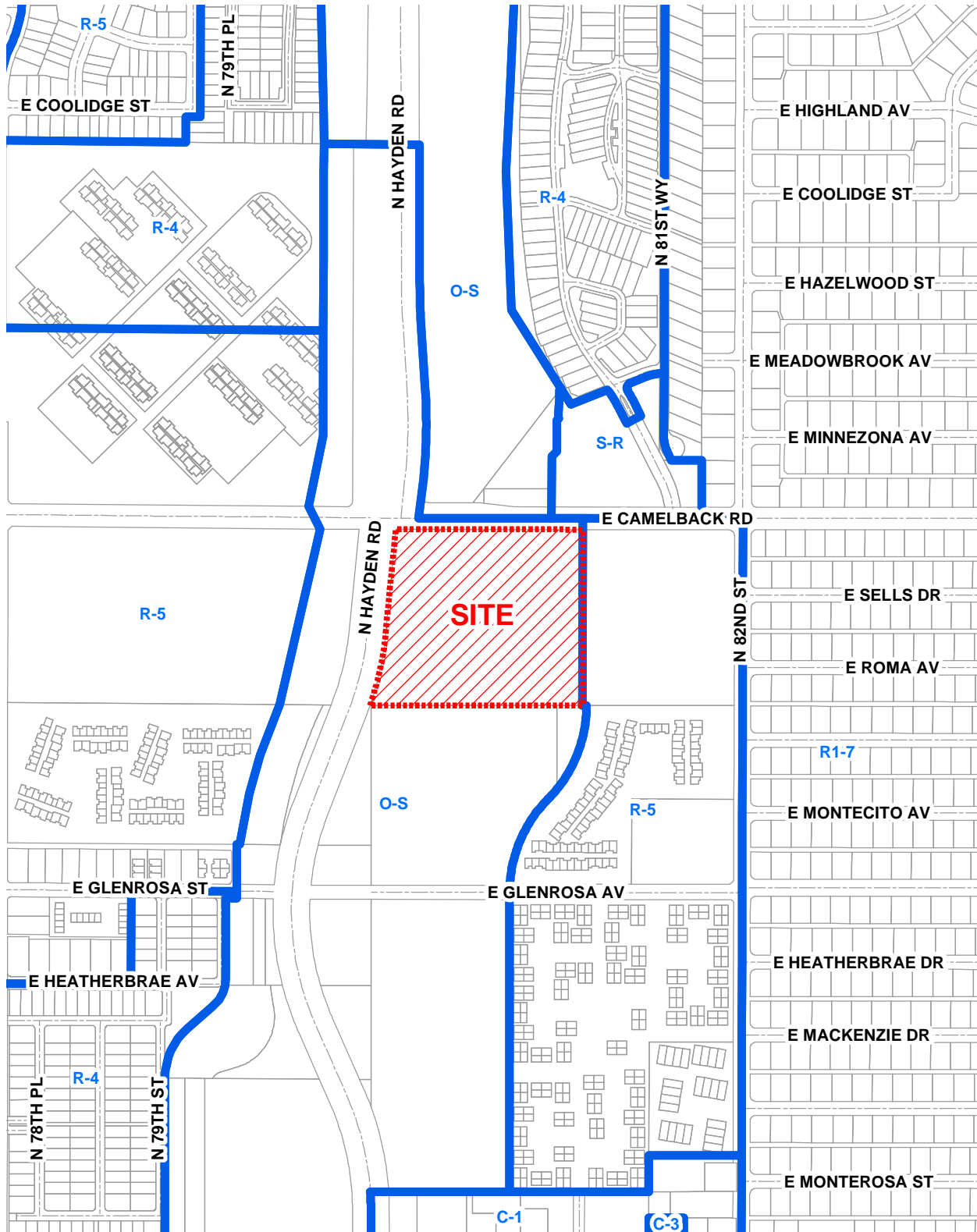
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G.I.S. ORTHOPHOTO 2003

# Indian School Park Renovations and Club SAR Expansion

**5-DR-1977 #4**

ATTACHMENT #1A



5-DR-1977 #4

ATTACHMENT #2

I





# LEGEND

- A. Public Observation Area
- B. Existing Batting Tunnel Building
- C. Secured Player Parking
- D. Relocated/ Reconstructed Gang Mounds
- E. Relocated/ Reconstructed Outdoor Batting Cages
- F. Existing Field Lighting
- G. Existing Training/Club SAR Footprint
- H. New Clubhouse Training Facility
- I. 6' Paved Field Access
- J. Half Practice Field
- K. 8' Decorative Perimeter Fencing
- L. 8' Perimeter Fencing
- M. Redesigned Park Concourse
- N. Public Parking
- O. Relocated Pedestrian Path
- P. Existing Tower To Remain With Storage Added @ Ground Level
- Q. Restroom Building
- R. Natural Grass Area
- S. Dugouts
- T. Public Entry to Park Concourse

Note: Lighting For Fields 2,3,4 To Be Installed  
Per Existing Masterplan

SCOTTSDALE SPRING TRAINING  
INDIAN SCHOOL PARK

0 100 200 400

OK

5-DR-1977#4  
2/23/2006

02-23-06



SITE PLAN  
INDIAN SCHOOL PARK  
02-21-06







WEST ELEVATION



EAST ELEVATION

ELEVATIONS  
SPRING TRAINING FACILITY AT  
INDIAN SCHOOL PARK  
02-10-06



5-DR-1977#4  
2/23/2006

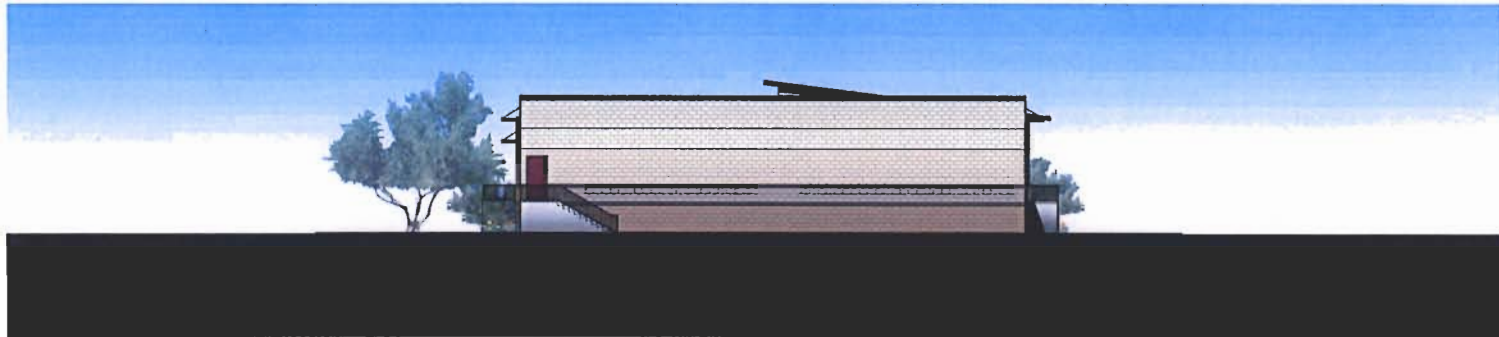


BUILDING SECTION A



BUILDING SECTION B





NORTH ELEVATION



SOUTH ELEVATION



SECTION C



SECTION D



SECTION E





EXISTING CLUB SAR

NEW CLUBHOUSE FACILITY

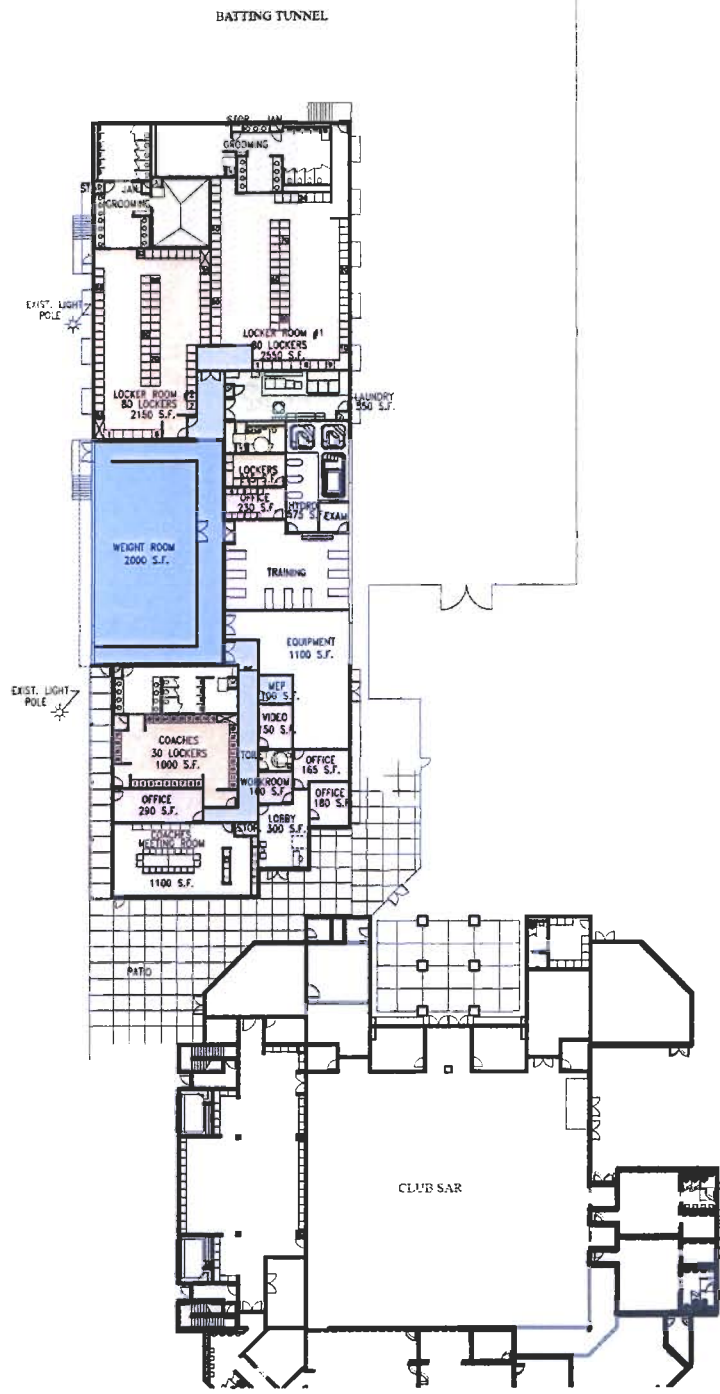
EXISTING BATTING TUNNEL BUILDING



EXISTING BATTING TUNNEL BLDG.

NEW CLUBHOUSE FACILITY

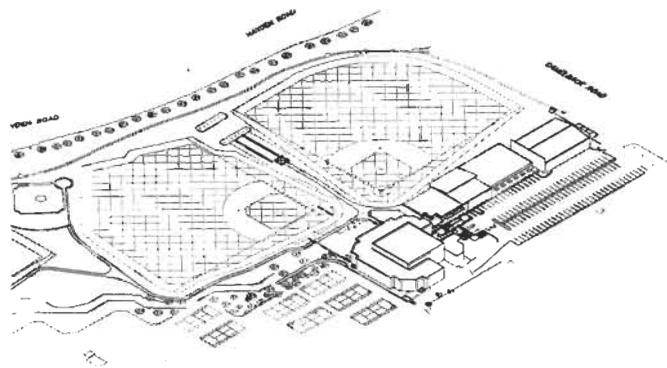
EXISTING CLUB SAR



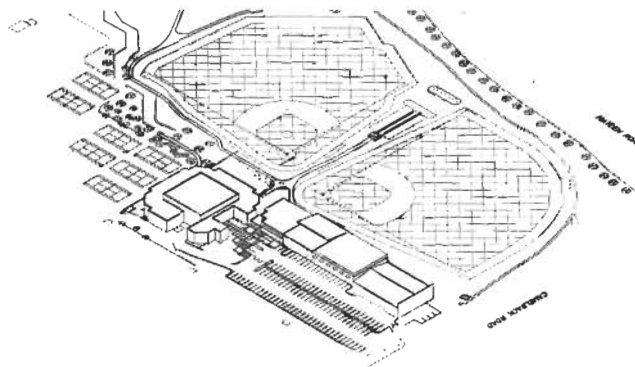




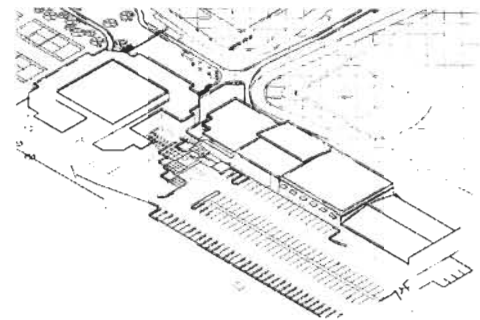
ENTRY PERSPECTIVE



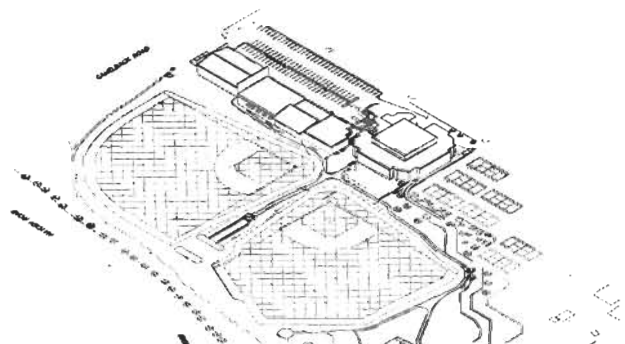
MASSING STUDY  
NORTHWEST



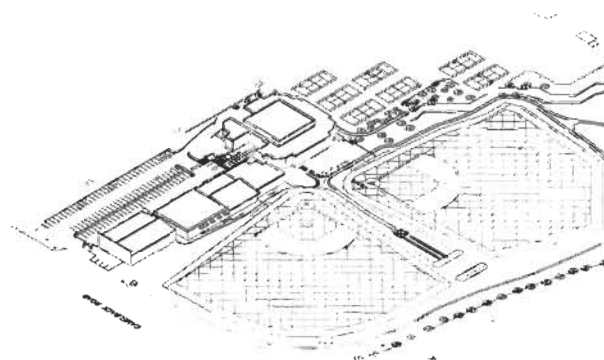
MASSING STUDY  
SOUTHWEST



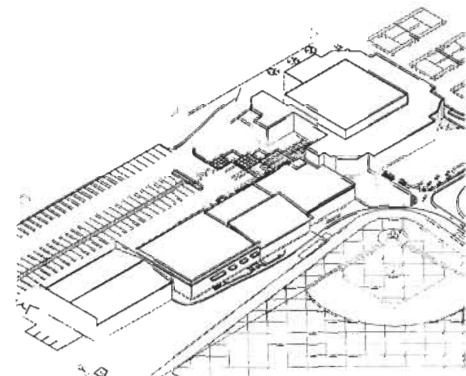
ENLARGED MASSING  
STUDY NORTHWEST



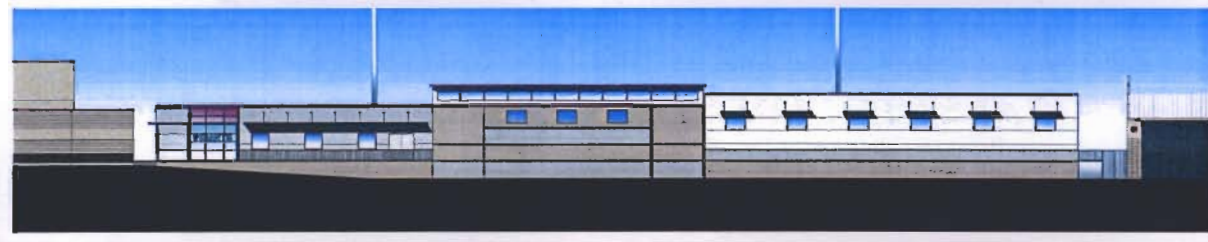
MASSING STUDY  
NORTHEAST




MASSING STUDY  
SOUTHEAST



ENLARGED MASSING  
STUDY SOUTHEAST



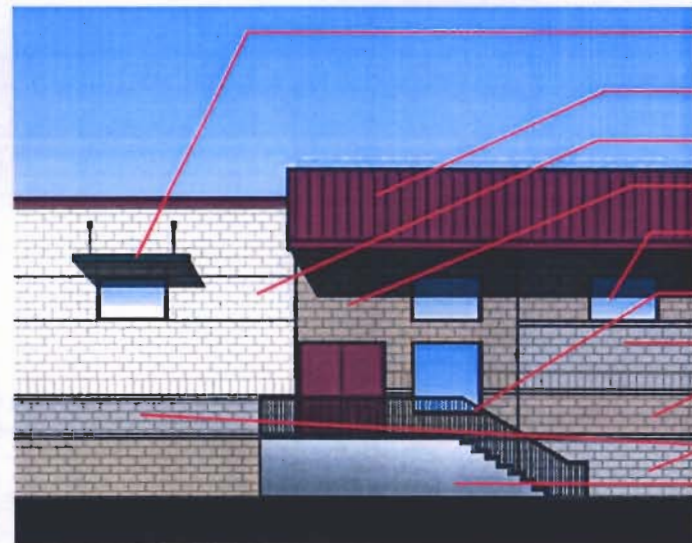
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-  PLAIN FACE CMU, TYPE "B"
-  PLAIN FACE CMU, TYPE "C"
-  SPLIT FACE CMU, TYPE "A"
-  SPLIT FACE CMU, TYPE "B"
-  SPLIT FACE CMU, TYPE "C"

METAL CANOPY

STANDING SEAM MTL ROOF

TINTED GLAZING

DECORATIVE MTL RAILING



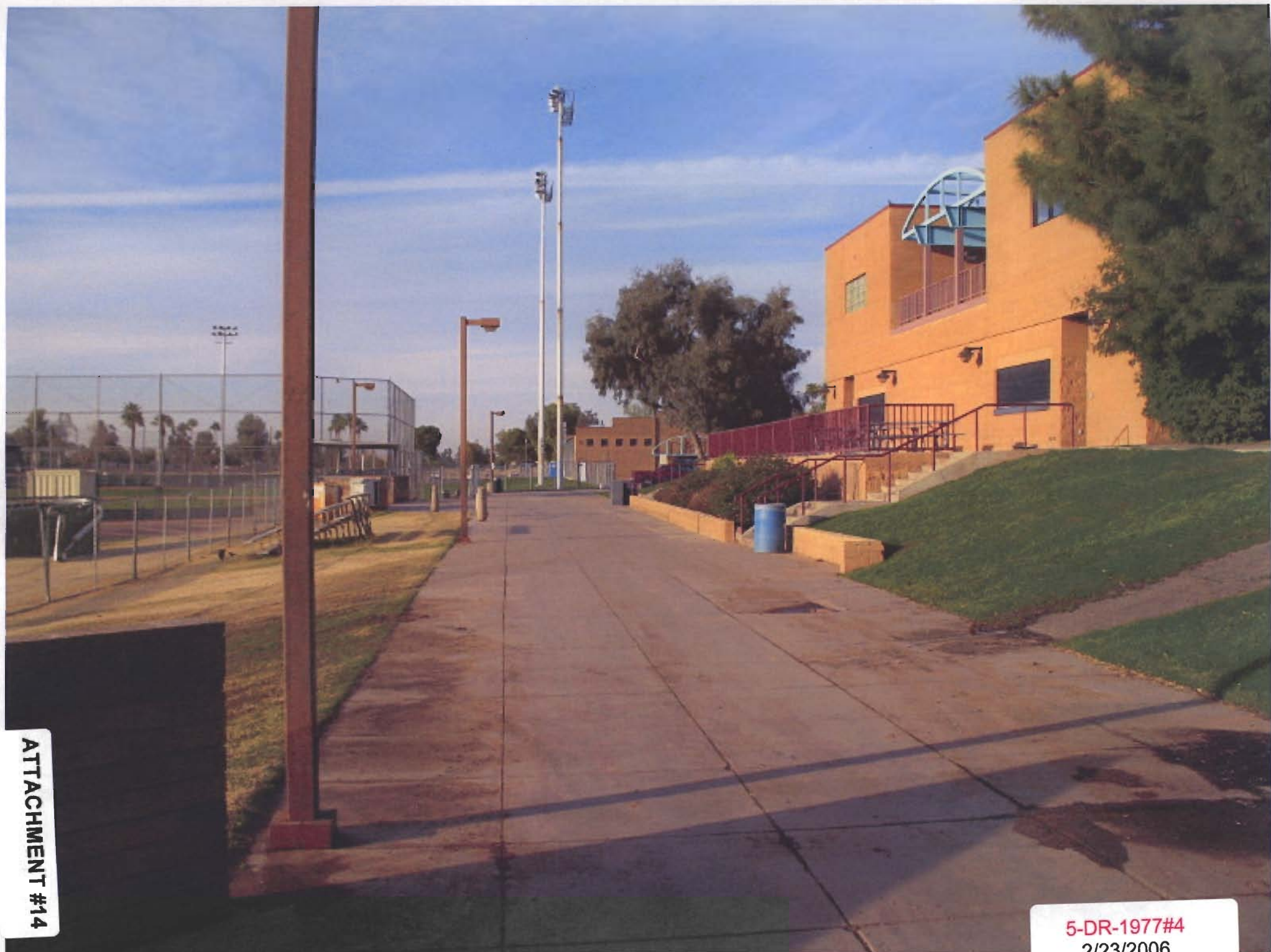
- METAL CANOPY
- STANDING SEAM METAL ROOF
- PLAIN FACE CMU, TYPE "A"
- PLAIN FACE CMU, TYPE "B"
- TINTED GLAZING
- DECORATIVE METAL RAILING
- PLAIN FACE CMU, TYPE "C"
- SPLIT FACE CMU, TYPE "B"
- SPLIT FACE CMU, TYPE "C"
- CAST IN PLACE CONCRETE

5-DR-1977#4  
2/23/2006

MATERIAL BOARD  
INDIAN SCHOOL PARK  
NEW CLUBHOUSE FACILITY

HOK

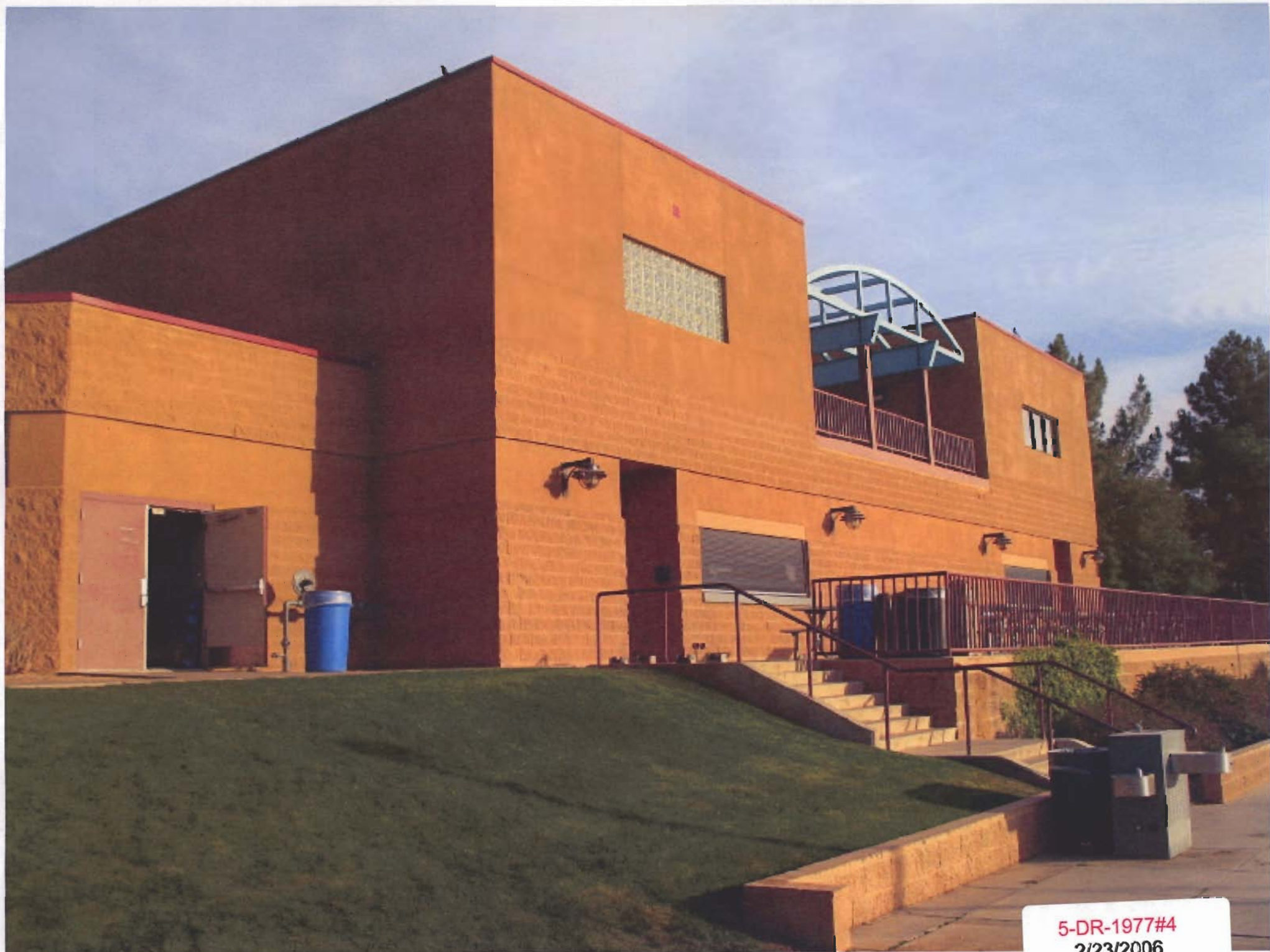




ATTACHMENT #14

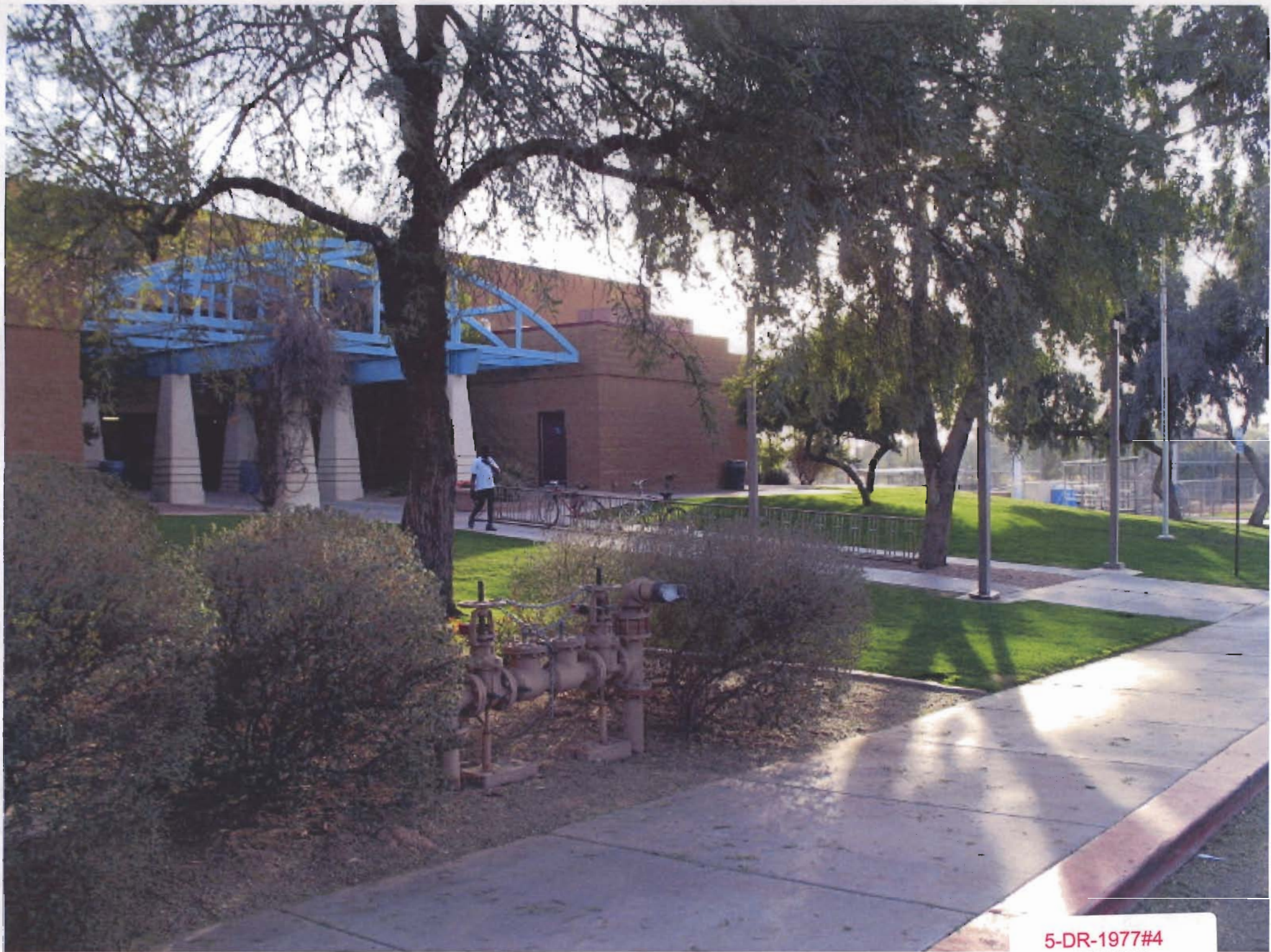
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2/23/2006



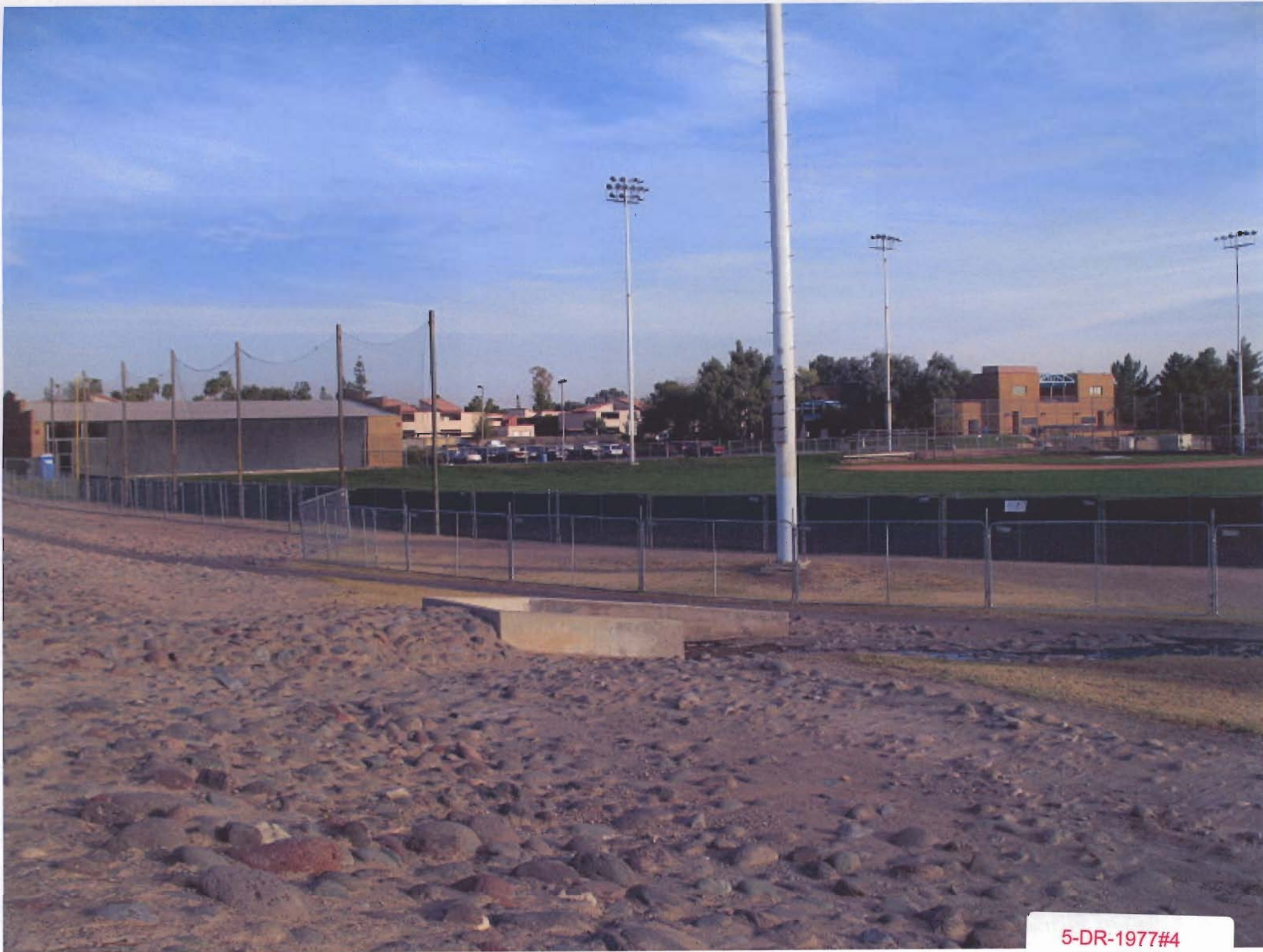


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2/23/2006





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5-DR-1977#4  
2/23/2006





5-DR-1977#4  
2/23/2006





5-DR-1977#4  
2/23/2006

**Professional Baseball Training Facility  
4415 N Hayden Rd**

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- |  |  |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC..</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. SUBMIT PLANS &amp; SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS &amp; EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER &amp; FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK &amp; KEYED TO MATCH THE FIRE ALARM CONTROL PANEL &amp; SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.<br/>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIREDHYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input type="checkbox"/> 15. EXIT &amp; EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE &amp; THE IFC. SEE SHEETS _____</p> <p><input type="checkbox"/> 16. SUBMIT MSDS SHEETS &amp; AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP &amp; SUBMIT WITH THE BUILDING PLANS.</p> <p><input type="checkbox"/> 17. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE &amp; 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|--|--|



20. ☐ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

# **Stipulations for Case: Giants - New Clubhouse Facility 5-DR-1977#4**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by HOK Sport & Venue & Event with a date provided on the plan of 2/23/2006.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by HOK Sport & Venue & Event with a date provided on the plan of 2/23/2006.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by HOK Sport & Venue & Event with a date provided on the plan of 2/23/2006.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. The City of Scottsdale's Executive Assistant for Special Projects shall approve any building elevation modifications.
3. The face of the new service entrance section(s) shall be flush with the building façade and painted to match the building.
4. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
5. All exterior conduit and raceways shall be painted to match the building.
6. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
7. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
8. All wall enclosures for refuse bins or trash compactors shall be constructed of materials that are consistent with the building(s) on the site in terms of color, texture, and material finish.

### **SITE DESIGN:**

#### **DRB Stipulations**

9. The pedestrian connection to the south of Club SAR shall return to the Development Review Board.

## **ATTACHMENT B**

10. The City of Scottsdale's Executive Assistant for Special Projects shall approve any site plan modifications.
11. New hardscape shall match existing material

**EXTERIOR LIGHTING DESIGN:**

**DRB Stipulations**

12. All new exterior light shall match the existing.
- A. The City of Scottsdale's Executive Assistant for Special Projects shall approve any building elevation modifications.

**RELEVANT CASES:**

**Ordinance**

- B. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 5-DR-1977, 5-DR-1977#2, 5-DR-1977#3, 47-DR-1978, 117-DR-1988, 38-DR-1994, 49-SA-2001, 299-SA-2002, 94-SA-2003.

## **ENGINEERING**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

13. Demonstrate no net change in hydraulic conveyance capacity of Indian Bend Wash.
14. Fencing to pass significant flood events with no reduction in conveyance capacity.
15. Site design shall preserve or suitably replace the Salt River Project delivery system.

**Ordinance**

18. The 1<sup>st</sup> level finish floor shall not be below the 100-year flood plain.